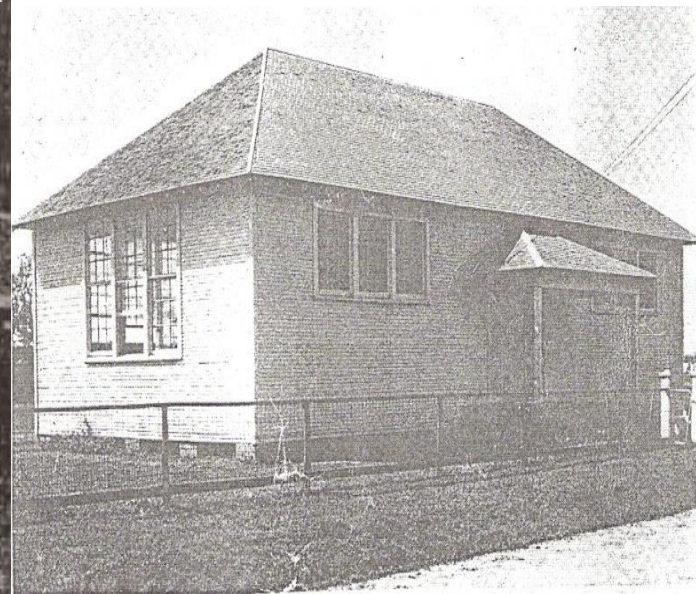
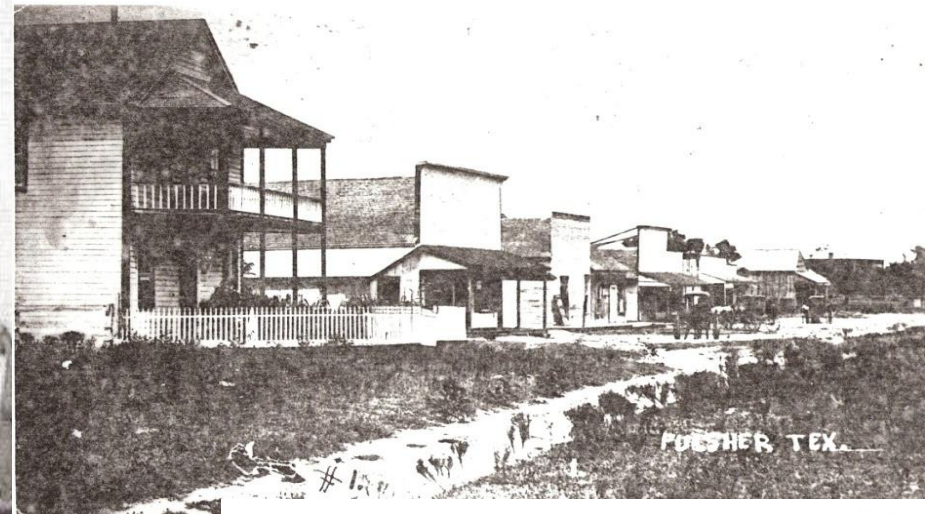
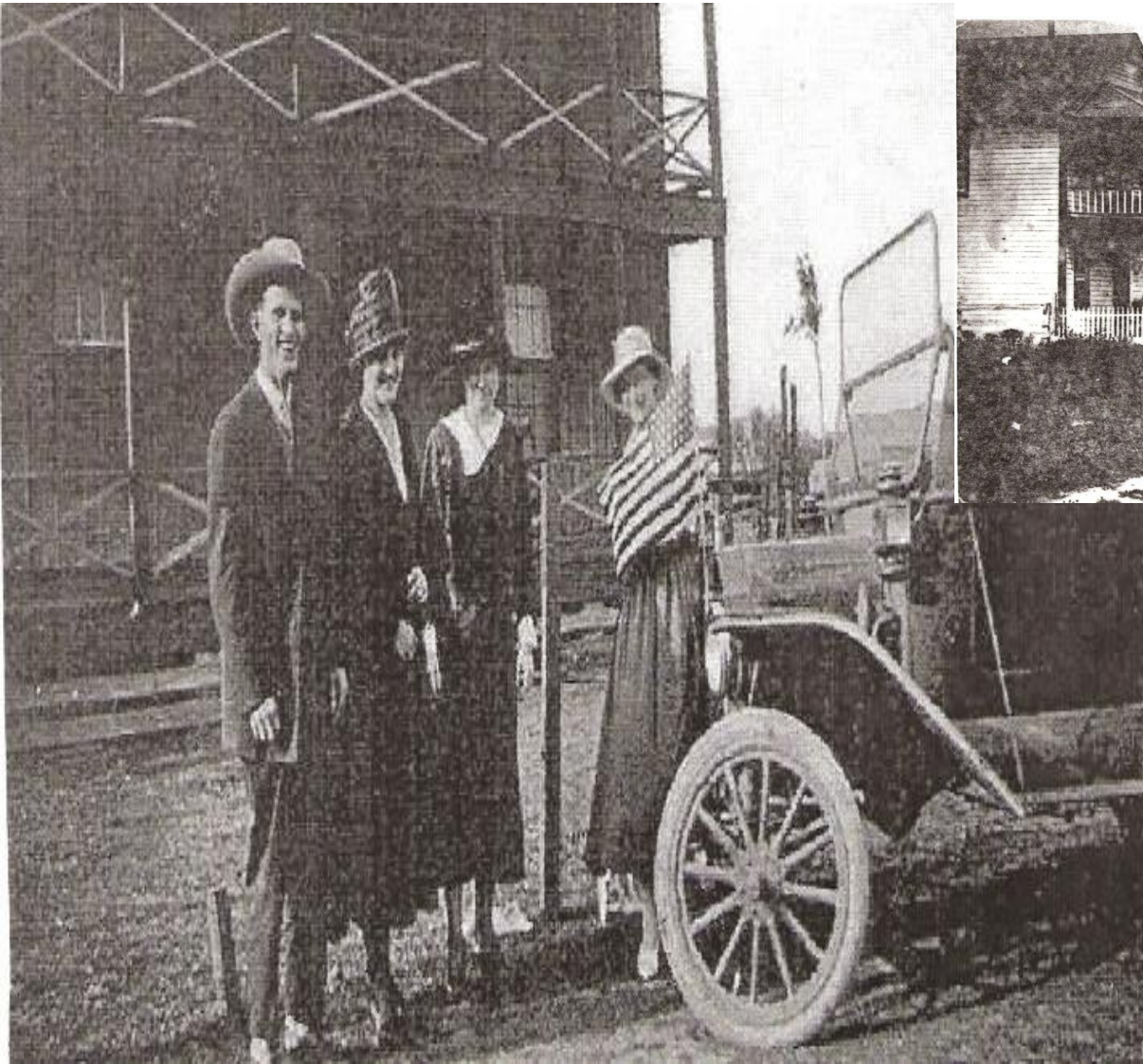


Come Live the Good Life

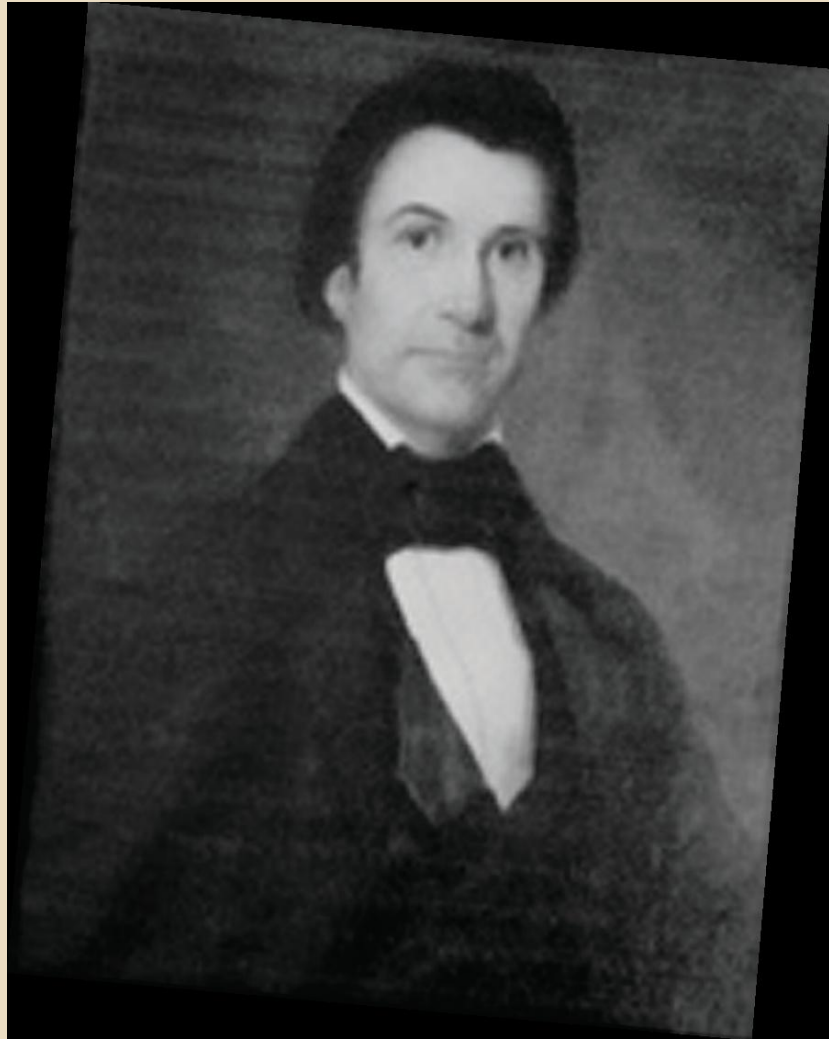


Fulshear, Texas

FULSHEAR IS: *History*



FULSHEAR IS: *History*



Fulshear is: Opportunity



Fulshear is: Business



**Casey's
Pools & Spas**
281-392-7665



Essence House Cafe



**M-S 6am-10pm
Sunday 7am-8pm**

Michael Roller
Broker/Owner

29818 FM 1093 • Fulshear, Tx 77441
Office: 281-346-0222 • Fax: 281-346-0225
www.MoveWest.net



CORNER HARDWARE & SUPPLY
HOME OWNED & OPERATED



Stewart Title

30525 First Street, Suite B
281.346.1333



Grounded in trust.



Fulshear Chiropractic
281-533-0054

**Specializing in Fort Bend County
Home & Land Sales for 30 years!**

Jo Douglas - France Smart



**Texas Country
Properties**
281-346-1138



**Mosaic
BOUTIQUE**



*Fulshear's Own
World of Fashion*

Advertise in Fulshear's Longest Running Magazine!

The Ad Sheet
...it works!

Advertising Rates:
1/8 page- \$75
1/4 page- \$150
1/2 page- \$300
full page- \$600

Call me for more information!
Lyn Sullivan
832-641-9112
TheAdSheet@mac.com



**Magic Pizza
Italian Restaurant
& Bistro**



8050 FM 359

**Gourmet Cookies by
Papa J**



Pepperoni's™
New York Style Pizza

Fulshear

Retail & Office Space

- **310,950 square feet commercial development centers**
- **Approximately 50,000 square feet in stand alone business**
- **91.33% leased**
- **89,000 square feet planned space**
- **Retail & Food establishments from 19 – 40 in 3 years**

New Businesses

- ❑ **OakBend Medical Office (Jan. 2011) Town Center**
- ❑ **Additional restaurants – Dekker's Grill (Fall 2010)**
- ❑ **Gym, and day spa**
- ❑ **Executive Suites**
- ❑ **Day Care**
- ❑ **Multi use business park**
- ❑ **Assisted Living**

Average Leasing Price for Fulshear Commercial Centers

- **Average price per sq. ft.**
 - **\$15.65 per year**
- **Fulshear Business Park-GOKI**
 - **Warehouse \$10.20 per sq. ft. per year**
 - **Retail \$13.20 per sq. ft. per year**
- **Downtown Fulshear-Keystone**
 - **Ranges from \$15.00-\$17.00 per sq. ft. per year**

Sales Tax Revenues

□ **2009 total sales tax**

\$227,019.77

□ **Sales Tax Revenue up 4.26%
from this time last year**

Fulshear

Property Tax

- ❑ **Citizens voted for a Sales Tax increase for Economic Development Corporations – ½ cent to each corp.**
- ❑ **Vote brought about a 15% decrease in the current City property tax rate**
- ❑ **City property tax rate is \$0.205921 per \$100 value, which is one of the lowest in Fort Bend County**
- ❑ **Property tax revenues for 2008: \$173,393 – (98% collection rate)**
- ❑ **Property tax revenues for 2009: \$286,135 (based on 90% collection rate) – a 76% increase**

Lake Hill Park

Envy, Inc.

Land, Commercial & Investment Real Estate

Lake Hill Park 6.93 Acre Commercial Development



Ideal for: Bank, Restaurant, Retail, Health & Wellness, Spa, Educational/Instructional services

7:1 parking ratio – All sites have visibility from FM 1093 and a view of the park setting around the pond

Minutes from the Grand Parkway & the West Park Toll road

Neighborhoods: Cross Creek Ranch, Weston Lakes, Fulbrook, Firethorne, Fulshear Creek, Fulshear Crossing

New home of Fulshear Friday Nights!

Corner of FM 1093 & Katy-Fulshear Rd Pad Sites for Sale & Space for Lease

Pad A: \$10 psf - For Sale
Pad B: \$15psf - For Sale
Pad C: \$10 psf - For Sale
Pad D: 32,000sf Building
(Call for Lease Rates)

Traffic Count:	<u>2007</u>	<u>2009</u>	<u>2029</u>
	11,700	12,900	24,600

*figures were obtained from the 2007 Houston District RI-2T Log.

For more information, contact: **Nikki Villarreal** Phone: 281-222-3238 Email: nikki.realty@gmail.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of this property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Bonneville



Nursing Care



Assisted Living



Retirement Living

Lifestyle Community

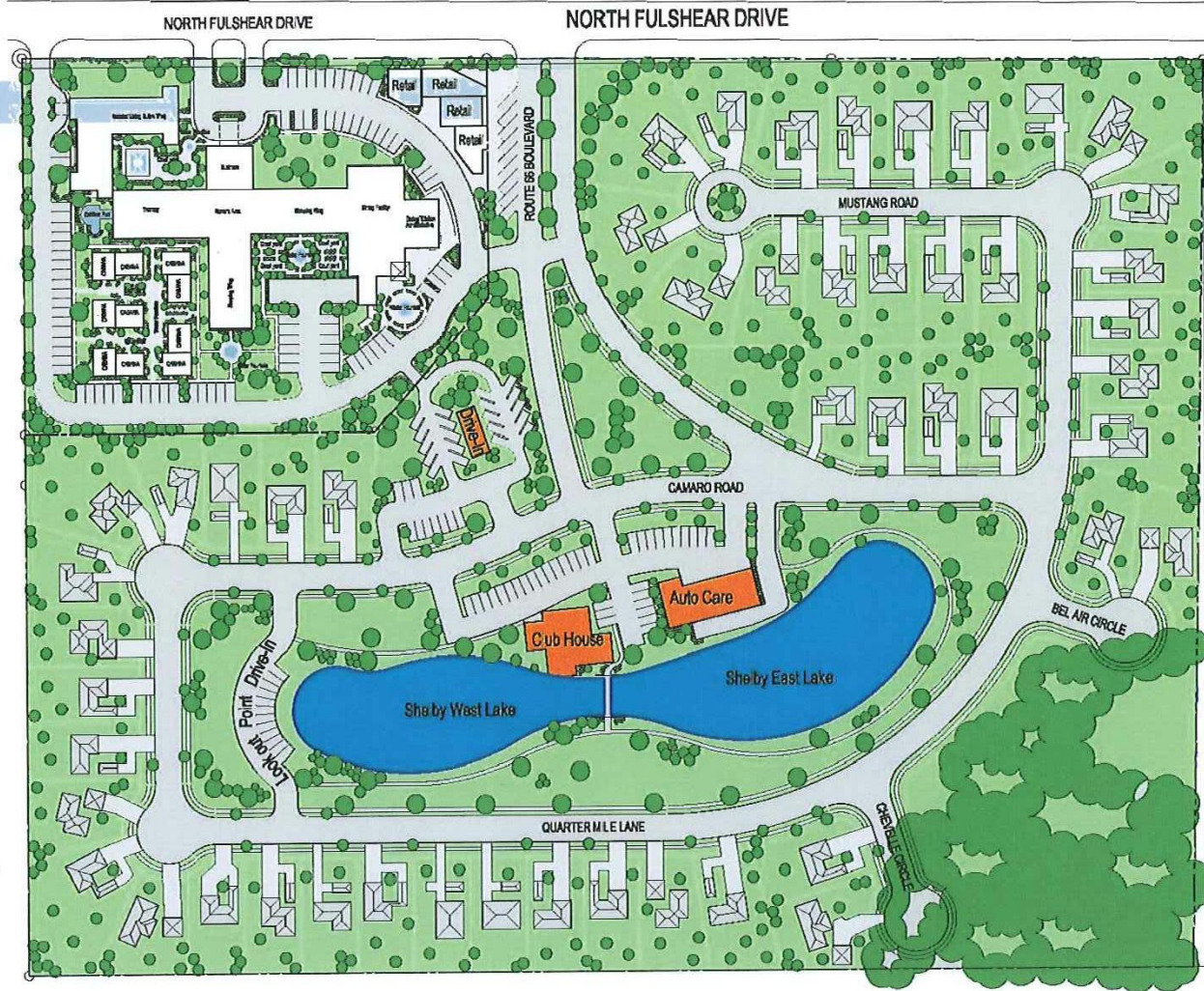
Bonneville Flats

Independent/Assisted/Nursing

- ❑ \$10 Million Project
- ❑ 72 Bed Nursing
- ❑ 12 Assisted Living Suites
- ❑ 10 Detached Cabana
- ❑ 56 Home sites
- ❑ Country Club
- ❑ Drive In Diner
- ❑ Antique Car Repair Shop

Site Plan

Retirement Living



Fulshear is: Development



CROSS CREEK RANCH MASTER LAND PLAN



CROSS CREEK RANCH WELCOME CENTER

- **Welcome center is 7,500 sq. ft.**
 - **With patio and full service café- 13,000 sq. ft with FREE Wifi access**
- **Focus is to promote the Cross Creek Ranch community and lifestyle and benefits**
- **Welcome center has interactive touch screen map that will allow visitors to access information about specific home sites, builders, locational advantage, and more.**
- **Includes tower resembling a grain silo**
 - **Tower is 70 ft. tall with elevator access and lookout observatory at the top**
- **Center also has multipurpose room measuring 40' x 40'**
- **Building materials are an eclectic mix of stone, metals, wood**
- **Architecture style replicates East Texas ranch with emphasis on resort lifestyle**

Cross Creek Ranch



Cross Creek Ranch

- ❑ **North of 1093 & east of downtown**
- ❑ **3200 acres**
- ❑ **7500+ dwellings**
- ❑ **Priced from mid \$200,000 to greater than \$800,000**
- ❑ **Proposed four schools, 1 LCISD elementary school and 3 KISD schools, retail & office space**
- ❑ **400 acres dedicated open space**
- ❑ **25 miles of trails**
- ❑ **700 acres of lakes & Flewellen Creek**
- ❑ **Resort-style amenities**
- ❑ **12-15 year completion time schedule**
- ❑ **Population projected 18,000 – 20,000**

Cross Creek Ranch

□ Amenities include:

- Interactive Welcome Center
- Café, fitness and recreation centers
- Hike & bike trails
- Expertly designed Flewellen Creek to provide passive recreational space
- Water park with slide
- Pavilion on top of the 40ft. hill will provide venue for community events

Cross Creek Ranch Trivia

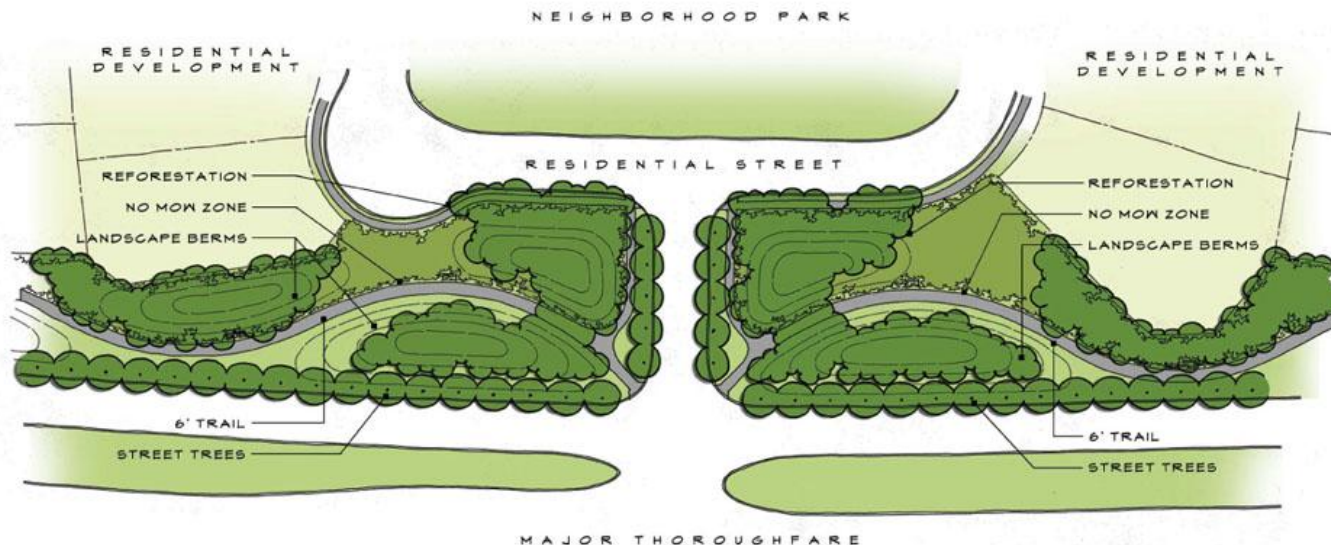
- Entrance has an arch on each side
 - ▣ Each arch spans 55 ft and are 17 ft. tall
- Flewellen Creek serves as open space tying community together
 - ▣ Flewellen Creek is 2 ½ miles long and 450 to 600 ft. wide
 - ▣ Studies were completed on regional rivers and findings were applied to Flewellen site
 - ▣ Consists of native landscaping
 - ▣ Phase 1 of the channel will consist of smaller channels that will filter storm water and will be reforested

Cross Creek Ranch Trivia

- **The southwest corner of the development will contain a wastewater polishing pond**
 - ▣ **This process will make the water almost drinkable quality**
 - ▣ **The water will then be released into the lake**
 - ▣ **The site is 50 acres**
- **Tall prairie grasses will be re-established in many areas of the community**
 - ▣ **The shade it provides to the soil will make them nutrient-rich and will therefore benefit the health of the trees**
 - ▣ **Wildflowers will also be part of the landscaping**

Cross Creek Ranch

- Neighborhoods buffered from main thoroughfares by hike & bike trails and landscaped open space



DISCLAIMER:
THIS PLAN HAS BEEN CREATED BASED ON THE
BEST AVAILABLE INFORMATION AS OF THE EXHIBIT
DATE AND THE PLAN IS SUBJECT TO CHANGE
WITHOUT NOTICE.

ATTACHMENT 6:
TRAIL AND LANDSCAPE ENHANCEMENTS

CROSS CREEK RANCH
M.U.D. DISTRICT PLANNING 02 AUG 07

0 10 20 40
SCALE: 1" = 20'-0"

Cross Creek Ranch Homes



LAKEs OF CROSS CREEK RANCH

by KICKERILLO

The Lakes will consist of the Elite Series and Signature Series. Signature series start at \$700 - \$1,200,000. The Elite Series is priced from \$1,200,00 to \$2,000,000. 329 lots are scheduled for development.





Fulshear Creek Crossing

Fulshear Creek Crossing Plan

Phase 1



Fulshear Creek Crossing Weekley Homes Model



Fulshear Creek Crossing Coventry Homes Model



Fulshear Creek Crossing

- ❑ **Contiguous & immediately south of downtown Fulshear**
- ❑ **670 acres**
- ❑ **1000 dwellings**
- ❑ **Priced from \$340,000 - \$600,000**
- ❑ **30 acres office & commercial space**
- ❑ **110 acres of parks & open space**
- ❑ **4 miles of trails**
- ❑ **Fulshear Creek, Fulshear Lake, Union Chappel Creek, Huggins Lake**
- ❑ **Lodge and Sports Club for residents**
- ❑ **Small town ambience as sister community Fulbrook**
- ❑ **and Fulshear Town Center**
- ❑ **Population projected 3850**

Tamarron Lakes

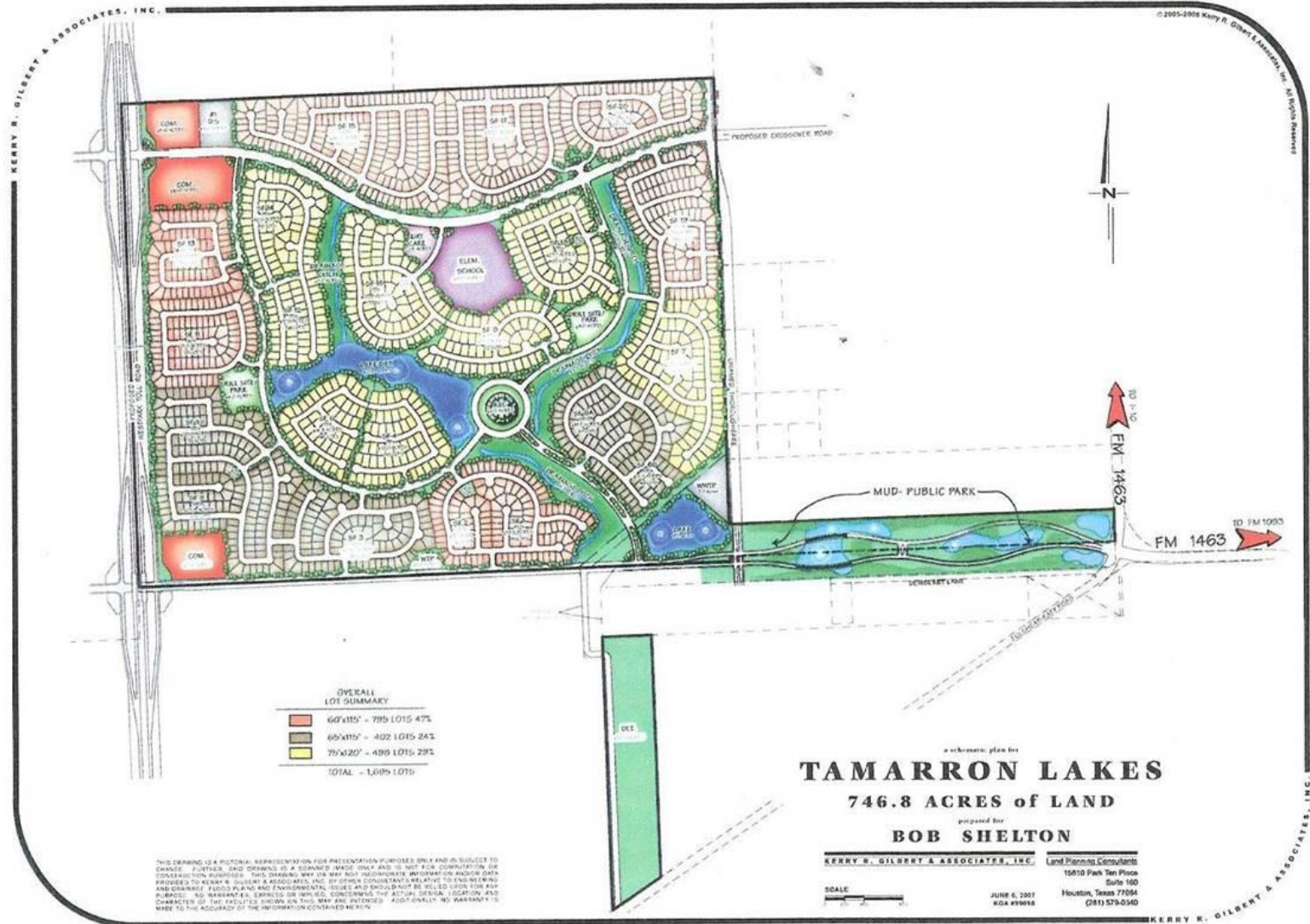
Bob Shelton Development



Tamarron Lakes

- ❑ **On FM 1463 north of downtown Fulshear**
- ❑ **747 acres**
- ❑ **1920 dwellings**
- ❑ **\$175,000 - \$400,000 Price**
- ❑ **30 acres commercial space**
- ❑ **60 acres green space, lakes & parks**
- ❑ **Recreational amenities**
- ❑ **Population projected 6720**

Tamarron Lakes Development Plan



Fulshear Crossing

- ❑ **North of downtown Fulshear, between FM 1463 and FM 359**
- ❑ **Approximately 631 acres**
- ❑ **1360 dwellings**
- ❑ **Priced from \$160,000 - \$600,000**
- ❑ **Proposed LCISD Elementary school, daycare, commercial space**
- ❑ **LCISD School District**
- ❑ **Pedestrian friendly trail system**
- ❑ **Recreation center**
- ❑ **Open space, parks and playgrounds**
- ❑ **Existing creek improved with trails and landscaping**
- ❑ **Population projected 4760**

Fulshear Crossing Landquest Development



Firethorne Jefferson Development Corporation



Firethorne

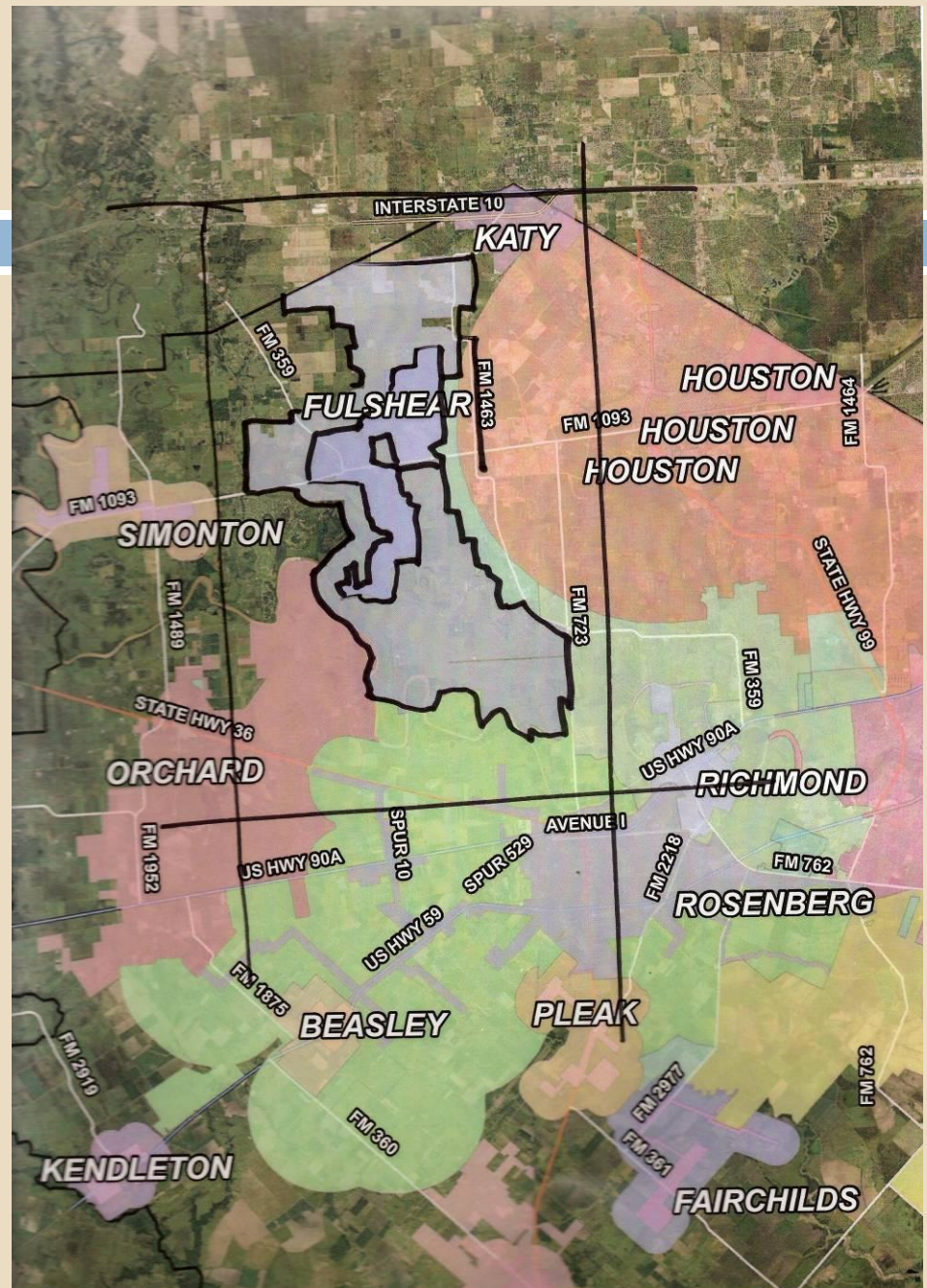
JDC Firethorne



Firethorne

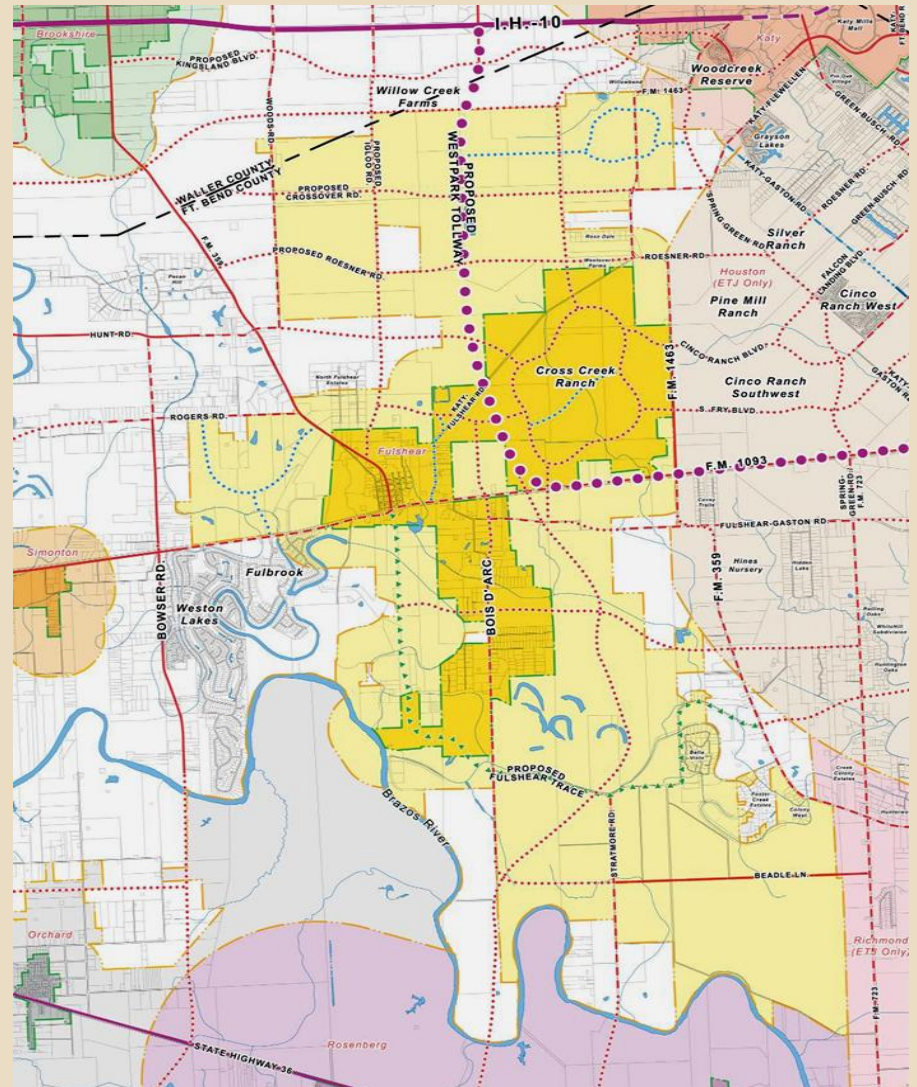
- ❑ **On FM 1463 north of downtown Fulshear just south of I-10**
- ❑ **1400 acres**
- ❑ **3200 dwellings**
- ❑ **Priced from high \$160,000 - \$800,000**
- ❑ **Proposed KISD elementary school**
- ❑ **KISD School District**
- ❑ **37 acres commercial space reserves**
- ❑ **180 acres green space, lakes & parks**
- ❑ **Recreational amenities**
- ❑ **Presently 30% completed**
- ❑ **Population projected 12,600**

West Fort Bend County



Fulshear City Limits & ETJ

- 10 square miles within City Limits
- ETJ 37.11 square miles
- Largest land area for a General Law City in Texas – population less than 5000
- 30% of land area is developed or under development
- *Dark yellow – City Limits
- *Light yellow - ETJ



Zip Code 77441

- ❑ Since 2000, has had a population growth of 42.42%
- ❑ As of 2009, Fulshear (zip 77441)'s population is 4,458
 - Zip 77406 – (275)
 - Zip 77476 – (728)
- ❑ Median home cost: \$271,090
- ❑ Income and Salaries: 86,585
- ❑ Cost of living 8.03%
- ❑ Public schools spend \$5,003 per student.
- ❑ 16 students per teacher in LCISD
- ❑ Population Density 79 people per square mile

Zip Code 77441

- ❑ **Median age is 44.1**
- ❑ **Married 73.67% Single with children 4.40%**
- ❑ **Divorced 4.17% Avg. household 2.75**
- ❑ **Married, w/o children 17.76%**

- ❑ **Taxes sales tax rate 8.25 % Income tax is 0.00%.**
- ❑ **Unemployment 6.10% (U.S. avg. is 8.50%).**
- ❑ **Job Growth 36.30% (next 10 years)**
- ❑ **Jobs Increased 1.20%**

- ❑ **Crimes - Violent crime, on a scale from 1 (low) to 10, is 2**
Property crime, on a scale from 1 (low) to 10, is 3

- ❑ **Climate - 45 inches of rain per year. The US average is 37.**

Zip Code 77441

☐ Voting by Percentage

Republican	57.38	Independent – 0.5
Democrats	42.12	

☐ Race by Percentage

White - 72.44	Black - 15.06	Asian - 1.21
Native American - 0.93		Hispanic - 14.05
Other – 10.00		

☐ Religion 45.84% are religious, meaning they are affiliated

Catholic – 24.78	Protestant – 19.20	LDS - .084
Jewish - 0.45	Eastern faith - 0.04	Islam – 0.74

Fulshear & surrounding areas

approximate population

Fulshear	1,428
Fulbrook	700
Firethorne	2,600
Weston Lakes	2,700
Simonton	<u>728</u>
<u>Total</u>	8,156

+ smaller surrounding towns

Wallis	1,291
Orchard	<u>410</u>
Total all areas	9,857

2016 Population Projection for City of Fulshear 7,596 *

***based on annual growth rate of 80%**

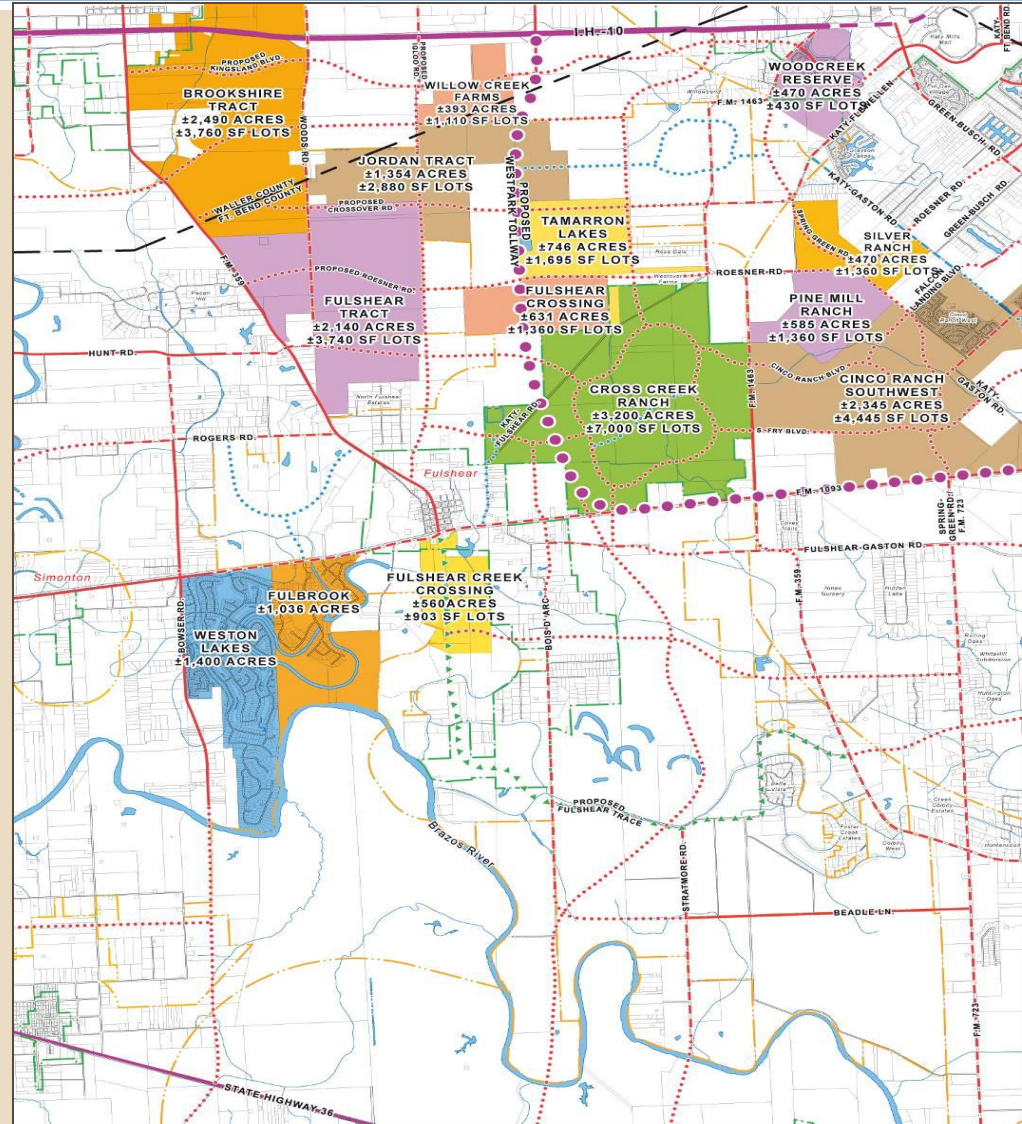
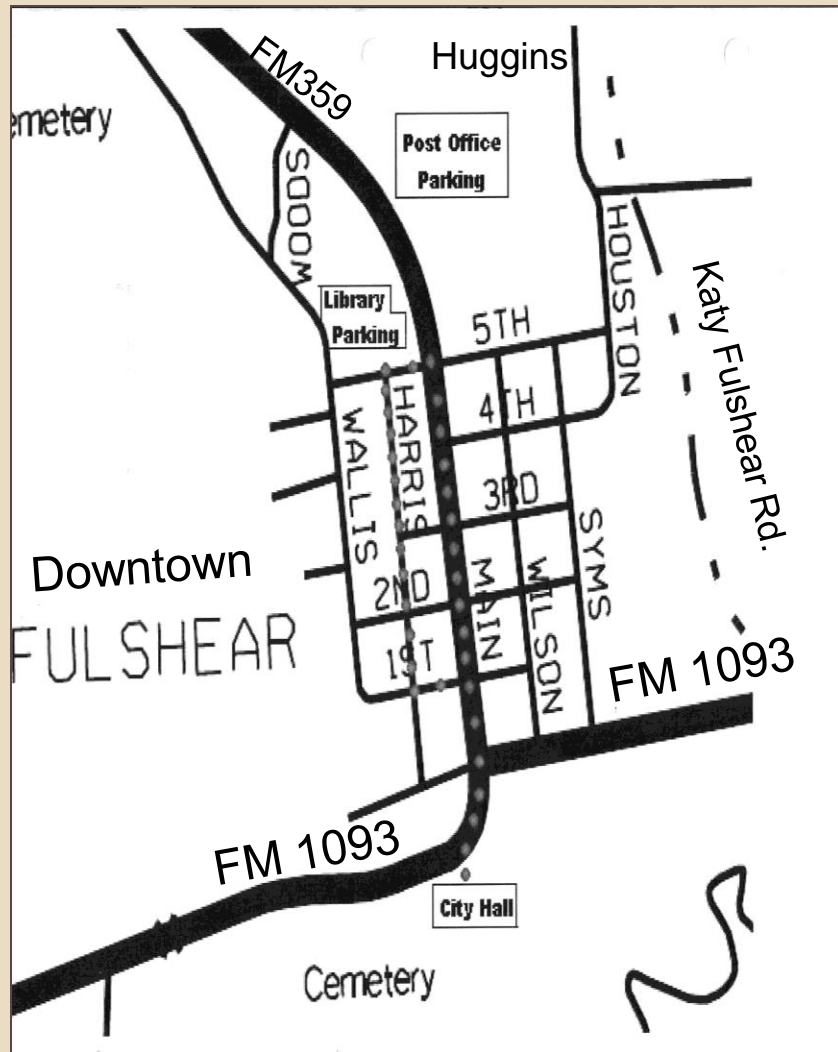
FULSHEAR CERTIFIED PROPERTY VALUES

9/01/09 Certified Property Values of:	\$273 Mil
---------------------------------------	-----------

Preliminary Total Market Value 2010	300 Mil
-------------------------------------	---------

Tax Exempt property Value	12 Mil
---------------------------	--------

Fulshear and Surrounding Areas



Fulshear Plans Regional Park Development

- Linking existing landscape and park areas
- Planning for the community
- Projected 60+ acres



Fulshear Plans Regional Park Development

- ❑ **Multi-use**
- ❑ **Sports**
- ❑ **Leisure**
- ❑ **Handicap accessible**
- ❑ **Pet friendly**



Plans for Pocket Park

- **Developing plans for 10-15 acre park within city**
- **Will include:**
 - **Fishing pond**
 - **Walkways**
 - **Stage for band and other activities**
 - **Baseball and soccer facilities**
 - **Playground**

Fulshear is: Education Then and Now

- **Fulshear School**

- **Trustees**

- Mr. & Mrs. W.J. Walker
and Mr. E. M. Huggins**

- **Six students in early
1900s**



- **Huggins Elementary**

- **Lamar Consolidated
Independent School District**

- **608 students 2007-2008**



Lamar Consolidated Independent School District

- ❑ **Purchased 124.49 acres west of Cross Creek Ranch**
- ❑ **Located at Katy-Fulshear Rd & FM1093**
- ❑ **Projected for 2015**
- ❑ **High School**
- ❑ **Junior High**
- ❑ **6th Grade Campus Added Later**

Lamar Consolidated Independent School District - Fulshear Campus Concept

- Lower student/teacher ratio
- 18% advanced degree teachers
- 11.1 years average experience
- 75% grads are college bound
- ½ grads are Texas Scholarship eligible
- 46% LCISD schools exemplary
- Huggins Elementary & Briscoe are rated Exemplary



Katy Independent School District

- ❑ **KISD lies to the east and northeast of Fulshear**
- ❑ **First homes built in Cross Creek Ranch are in KISD**
- ❑ **The schools that service Fulshear & it's ETJ are new**
- ❑ **Stan Stanley Elementary**
- ❑ **Woodcreek Junior High**
- ❑ **Seven Lakes High School**
- ❑ **22.2% teachers have advanced degrees**
- ❑ **10.6% average years of experience**

Enterprise Fulshear Downs



Enterprise Fulshear Downs



Enterprise Wallis State Bank



Enterprise Commercial and Professional Services



Enterprise

Commercial State Bank/ReMax Building



Enterprise Downtown



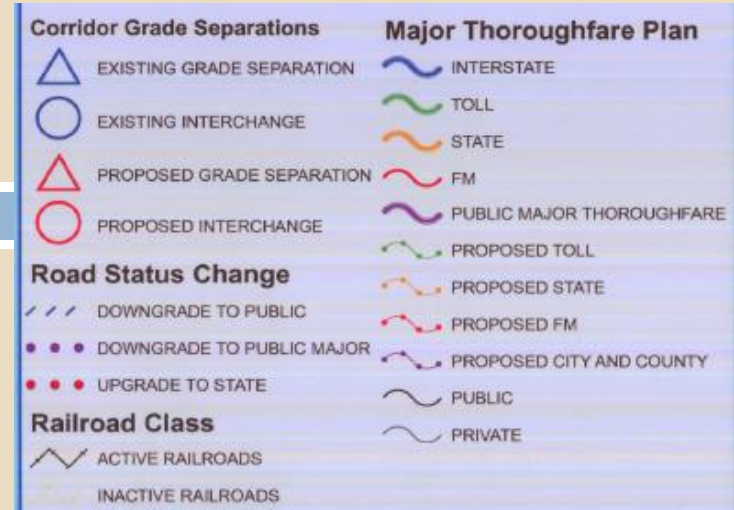
FULSHEAR IS:

Mobility Future Plans

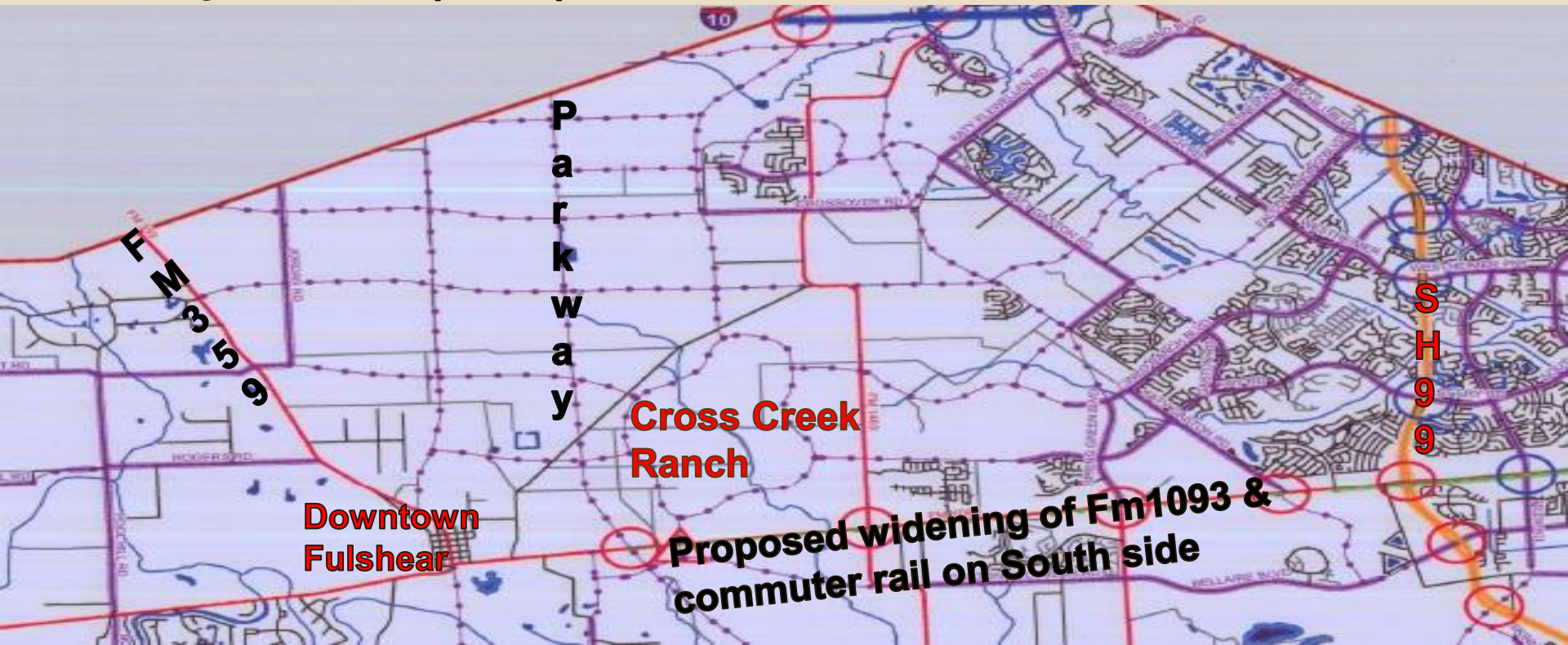
- **Proposed 4-lane Fulshear Parkway from SH 36 to IH 10 connecting FM1093 with IH 10**
- **Trucks and heavy traffic restricted**
- **Will include landscaping, medians, jogging trails buffered from traffic**
- **Construction to begin in 3-4 years**



Mobility Plans



- Proposed METRO commuter rail to Wilcrest
- Proposed extension of Westpark Tollway
 - West of FM 1463 with overpass
- Working with County to expand width of FM 1093



Fulshear Infrastructure Plans

- ❑ **Water and sewer along FM 1093 for commercial development**
- ❑ **Extension of water and wastewater to accommodate new business growth east along FM 1093**
- ❑ **Existing city and county road upgrades and realignment**
- ❑ **Street Light upgrades**
- ❑ **Ordinance updates and enforcement**

Organizations - Girl & Boy Scouts, 4-H, Ft. Bend County Senior Citizens Lions Club



Keep Fulshear Area Beautiful

Reduce, Reuse, & Recycle



Fulshear Fire Department

Fort Bend's Top rated



Fulshear Police Department

“Protect and serve”

Fulshear Police Department

Protecting and Serving the Citizens of Fulshear

(281) 346-1717

The vision of the Fulshear Police Department is to make Fulshear one of the safest cities in Fort Bend County.

The Fulshear Police Department is a value driven organization committed to professionalism and will partner with the community to make Fulshear a better place to live, play, and conduct business.

Fulshear Police Department
30603 FM 1093
Fulshear, TX 77441

Dispatch—(281) 346-1717
Direct—(281) 346-2202



FULSHEAR IS: COMMUNITY SPIRIT

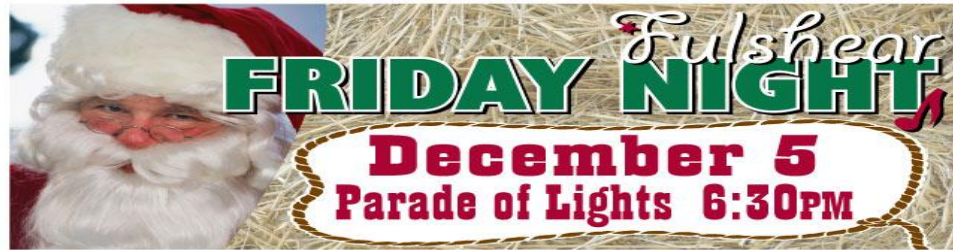


Fulshear is:

Fulshear Friday Nights
Top three finalist in Texas Downtown Association
“Best Promotional Event”



Fulshear Friday Nights



Fulshear Friday Nights



Fulshear is:

The old, the new, the Red, White & Blue

